020.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,180,100 / 1,180,100
					USE VALUE:	1,180,100 / 1,180,100
					ASSESSED:	1,180,100 / 1,180,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHADWICK DANIEL/ETAL
Owner 2:	GOLDSTEIN ROBIN E
Owner 3:	
Street 1:	61 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,165 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1968, having primarily Clapboard Exterior and 3056 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9165.000	412,200		767,900	1,180,100
Total Card	0.210	412,200		767,900	1,180,100
Total Parcel	0.210	412,200		767,900	1,180,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.16 | /Parcel: 386.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

14273

GIS Ref

GIS Ref

Insp Date

11/29/17

PREVIOUS ASSESSMENT

Parcel ID 020.0-0005-0002.0

!1671!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,500	0	9,165.	767,900	1,180,400	1,180,400	Year End Roll	12/18/2019
2019	101	FV	325,500	0	9,165.	840,900	1,166,400	1,166,400	Year End Roll	1/3/2019
2018	101	FV	325,500	0	9,165.	535,100	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	325,500	0	9,165.	489,200	814,700	814,700	Year End Roll	1/3/2017
2016	101	FV	325,500	0	9,165.	397,500	723,000	723,000	Year End	1/4/2016
2015	101	FV	294,800	0	9,165.	397,500	692,300	692,300	Year End Roll	12/11/2014
2014	101	FV	294,800	0	9,165.	362,300	657,100	657,100	Year End Roll	12/16/2013
2013	101	FV	294,800	0	9,165.	344,800	639,600	639,600		12/13/2012

PRINT

Date	Time
12/10/20	17:14:35

LAST REV

Date	Time
10/24/19	15:27:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1671

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSACK JOHN & J	26729-64		10/7/1996		445,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2007	363	Redo Kit	16,400			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Meas/Inspect	BS	Barbara S
5/11/2009	Entry Denied	372	PATRIOT
9/28/1999	Meas/Inspect	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9165		Sq. Ft.	Site		0	85.	0.99	2			Water F	30					767,925						767,900	

Total AC/HA: 0.21040 | Total SF/SM: 9165 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 767,925 | Spl Credit | Total: 767,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12511313
Const Adj.:	0.98970103
Adj $ / SQ:	139.191
Other Features:	104822
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506446
Depreciation:	94199
Depreciated Total:	412247

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

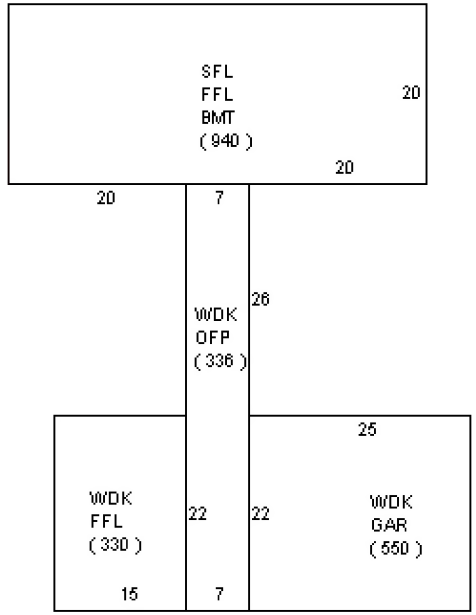
No Unit	RMS	BRS	FL
	9	2	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.19
Special Features:	0	Val/Su Net:	78.48
Final Total:	412200	Val/Su SzAd	186.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	139.190	176,772
WDK	Deck	1,216	6.750	8,211
BMT	Basement	940	72.390	68,043
SFL	Second Floor	940	139.190	130,839
GAR	Garage	550	19.340	10,639
OFP	Open Porch	336	21.190	7,120

Net Sketched Area:	5,252			Total:	401,624
Size Ad	2210	Gross Are	5252	FinArea	3056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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